

MINUTES
PUBLIC BUILDING COMMISSION
TUESDAY, JUNE 9, 2015, 1:30 P.M.
BILL LUXFORD STUDIO - ROOM 113
COUNTY CITY BUILDING

PRESENT: Larry Hudkins, Linda Wilson, Roma Amundson, Jon Camp, Jane Raybould

OTHERS PRESENT: Don Killeen, Jeff Kirkpatrick, Bob Walla, John Kay, Jon Wyles, Dennis Meyer, Liz Thanel and Margaret Bohy

The meeting of the Public Building Commission Budget Amendment Hearing was called to order by Chairperson Larry Hudkins and the location of the Nebraska Open Meetings Act was announced.

Larry opened the hearing with explaining the PBC refinanced the 2004 & 2005 bonds to improve the interest rate. The process required the PBC to issue new bonds and pay off the 23.7 million dollars on the old bonds. The second portion of the budget adjustment included the reconstruction of the 605 S. 10th street building. The cost of this renovation is currently being paid out of the PBC Funds in the amount of 2.5 million dollars. The cost of this renovation will eventually be bonded. Larry asked for comments from the public and there were none. The motion was made by Roma Amundson to accept the budget amendment. Jane Raybould seconded the motion and the vote carried unanimously.

Jon Camp motioned for the Public Hearing to be closed and Linda Wilson seconded. The vote carried and the Budget Amendment Hearing was closed.

The meeting of the Public Building Commission was called to order by Chairperson Larry Hudkins. He extended a welcome to Jane Raybould on her return to the Public Building Commission in the departure of Jonathan Cook. Jane has served on the PBC previously so the board welcomes her return.

The meeting minutes were presented and Linda Wilson moved to approve. Jon Camp seconded the motion. The vote carried with Jane Raybould abstaining from vote.

John Kay, Sinclair Hille Architects, gave an update of 605 building including several pictures of the entrance, stairwell, and conversion of the cell blocks with the new wall for the holding area. The bi-weekly construction meetings report all is on schedule for completion of the sally port & holding area-Phase 1- to be completed August 4, 2015. New Generation Construction, NGC has been attending the meetings as well and will begin June 22, 2015 with the completion date of December 22, 2015 for Phase 3.

The Application for Payments for Accurate Controls #5 for \$38,037.35 & #6 for \$27,589.05 and Cheever's Construction for \$267,114.60 were presented with approval from John Kay for payment. Linda Wilson motioned to approve and Roma Amundson seconded the motion. The motion passed.

John Kay gave a quick update on the 825 J Street location. The schedule for advertising has been updated. The pre-bid walk thru for contractors will be June 18, 2015. The advertising will go out July 9, 2015 and they will have the bids back by our PBC meeting July 14, 2015. There was a change saving approximately \$10-15,000 with pulling the additional electrical from the bid for the basement since EMS indicated they were not interested in the basement space due to ceiling height, some decking issues and building height not optimal for antennae reception. Jon Camp asked them to look into the costs of excavating the floor in the basement to add additional space for future tenants.

Jon Wiles, BVH Architects gave a brief explanation of the change orders #18 & #23 that were submitted for approval. #18 addresses some changes made by Brad Johnson, Corrections. Originally the bid was to leave all cells as is concerning the furniture. The change is requesting that they all be removed. It also includes removing a concrete wall and having to add pick-proof caulk to seal the joints in the floor after the wall is removed. There was

also some masonry work that will need to be done after moving an existing beam. #23 addresses a custodial closet with a mop sink that they have to change the opening and putting a different door, etc. in place. Jane Raybould moved to accept the change request and Amundson seconded. The vote carried.

Jeff Kirkpatrick provided the board with a policy allowing the authority to temporarily ban an individual due to behavior. He took the Lincoln Library policy they have in effect and modified the wording and content to fit our needs. The policy explains the behaviors that will lead to being banned and the appeal process if the individual would like to contest it. Linda Wilson supported the policy stating it is a good thing to have in place if ever needed, mainly for the threatening behavior. Larry Hudkins also voiced that we need to be ready to enforce the policy. It was discussed who had the authority to ban the individual and any agency residing in the building would be able to enforce the policy or contact County City Property Management and Don Killeen would enforce the policy. There are a few language changes to the smoking policy that will be made and Jeff Kirkpatrick will present it to the board in July for approval.

Linda Wilson moved to approve General Vouchers for May 2015, Jane Raybould seconded the motion. The vote carried.

Dave Norris contacted Don Killeen asking if they could use the South lot for parking to bus citizens to the Uncle Sam Jam event July 3, 2015 as they do yearly. Jon Camp motioned to allow the parking lot to be used. Roma Amundson seconded the motion and the vote carried.

Bob Walla spoke a brief moment about the contracts explaining that the Voss contract was for lightbulbs & ballasts. The rest of the contracts were all renewals. Approval for the a Piggyback State of NE Contract #13270-Voss Lighting; Landscaping Installation and Maintenance Services #4751-Campbells and #4761-Lanoha; Tree Trimming and Removal Services #14-009-New Heights; Annual Supply for Sod, Sod Replacement & Installation #14-050, Imagescapes was motioned by Roma Amundson, Seconded by Linda Wilson and the vote carried.

The next meeting of the Commission is tentatively set for July 14, 2015.

Report from Administrative Staff- Linda Wilson gave an appreciation statement about the Sheriff's department. Her friend recently started to park in front of the CC building and Bill from the Sheriff's department let her know that at 4:00 p.m. her vehicle would be towed so she moved her car. He then helped her get thru the security in the HOJ as she had never been thru the system before. She was very impressed at his helpfulness and kindness. Jim Kohmetscher was going to share this with Cpt. Jerry Witte. Larry Hudkins reported that Bill Avery would like the issue of microphones cutting out in the City Council Chambers to be addressed. Jim Kohmetscher will follow up with Midwest Sound to get the system checked. Jon Camp thanked Jim K for getting the flag holders & tops on the flag stands updated & finished properly. Jane Raybould expressed that she was very happy to be back on the PBC and was looking forward to working with everyone again.

With no further business, Jon Camp moved to adjourn the meeting which was seconded by Linda Wilson. The vote carried unanimously and the meeting was adjourned at 2:22 p.m.